SHAW STREET SCHOOL BUILDING
COMMUNITY OPEN HOUSE
Meeting Agenda

• Introductions
• Planning Process Overview
• Development Parameters
• Draft Development Principles
• Inspirations
• Preliminary Space Program
• Next Steps
Planning Process Overview

**Project Initiation**

*Aug-Sep*
- Client Meetings
- Site Tour
- Background Review
- Potential Tenant Site Tour

**Facility Condition Assessment**

*Sep-Dec*
- Review of Existing Work
- Revise Facility Condition Assessment
- Preliminary Capital Budget

**Initial Stakeholder Consultation**

*Dec-Mar*
- Focus Group Meetings
  - School Council
  - TDSB
  - Major Cultural Tenants
  - Community Reps

**Concept Development**

*Mar-May*
- Combined Stakeholder Workshop
- Client Meetings
- Community Open House

**Building Feasibility Analysis**

*May-Jun*
- Capital Budget Analysis
- Operating Budget Analysis
- Client Meetings

**Preliminary Business Plan**

*Jun*
- Draft Report
- Community Open House
- Client Meetings
Development Parameters

- Affordability for cultural/community tenants
- Operational self-sufficiency – financial sustainability
- Zoning conformity
- Viable capital improvement plan
- Compelling vision to attract investment – foundations, government, private sector
Draft Development Principles

What kind of a development do we want? What would be the ‘big’ idea?

A PLACE WHERE…

…a passion for learning is fueled by arts and culture

…ideas are cultivated through a commitment to openness, diversity and tolerance

…connectivity is fostered through a strong sense of community interaction

…environmental stewardship is encouraged through innovative design

…identity is reflective of the Queen West artistic ‘ethos’
Draft Development Principles

*What key characteristics of a ‘fertile’ environment for creativity are we seeking to generate?*

**SPACES THAT…**

- facilitate collaboration, experimentation and adaptation
- respect and enhance the heritage integrity of the building
- provide shared ‘sandboxes’ that are safe, accessible and inspiring
- respect the flexibility required for the creative process
- generate opportunities for community engagement
Surplus Spaces
Creative Spaces
ArtSpace-Maynard: Maynard, Massachusetts
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- 55,000 sq ft community art centre - former middle school
- Managed by non-profit Artspace Inc – mandate to support artists while sharing creativity with the broader community
- **Studios** - 43 artist work studios - average size 750 s.f.
- **Gallery** - exhibition space in former school library
- **PrintWorks** - printmaking facilities open for use at daily rates
- **Acme Theater** - 70 seat theater for public productions
- **Programming** - annual open studios, public discussion groups and lectures as well as educational initiatives with local schools, organizations and broader community (e.g. tours, events)
Washington Studios: Duluth, Minnesota
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- Jr. High converted to artist live-work cooperative in 1992
- Repurposed by non-profit Artspace Inc – $7.1 million to redevelop 314,112 s.f.
- Cooperative shares six-story building with city-run community center including a gym, pool, and offices (44,000 s.f.)
- **Studios:** 39 live/work units - many retain original chalkboards and other school elements
- **Shared amenities:** gallery, two dance studios, three music rehearsal rooms, meeting rooms, project workshop room, children's playground
- **Funding mix:** public and private, as well as funding from the independent school board and from community foundations
P.S.1: Long Island City, New York
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- Hundred-year-old public school (operating 1893 – 1963)
- P.S.1 Contemporary Art Center founded in 1971- non-profit dedicated to transforming underutilized buildings into exhibition, performance, and studio spaces
- Opened in 1976 as a space dedicated to contemporary arts (further renovations in 1997 to provide an outdoor gallery) - 125,000 s.f. facility
- **Affiliate of MoMA**: contains museum-quality galleries, studio facilities, and educational programs
- **Outreach**: traveling exhibitions, publications, online radio
- **Programming**: for adults and youth - gallery talks, tours, university internship program, Teen Curator Series, Young Architects Program
Coral Street Arts House: Philadelphia, PA
Coral Street Arts House: Philadelphia, PA

- $7.5 million adaptive reuse of a 19th century textile mill
- Live-work spaces for artists and low-income residents - 27 units plus a community room and 1st floor exhibition space
- Infused new life into a desolate neighbourhood - local artists part of the community (e.g. artists and residents provide daily arts instruction for youth)
- Apprentice Program for student artists to work with local artists
- Adjoining Kensington Culinary Arts High School
- Other programming: service coordinator organizes exhibitions, career workshops, community events (e.g. Mural Arts Program)
ground plan

mezzanine plan
second plan
third plan
Space by Numbers

**Artist Studios**

- 7 artist studios ranging from 400 s.f. to 915 s.f.

**Minor Tenants**

- 13 Cultural/Community spaces ranging from 635 s.f. to 2,530 s.f.

**Major Tenant**

- Approximately 13,650 s.f.

**Café/Gallery/Retail**

- Approximately 2,570 s.f.
Next Steps

- Draft Feasibility Report
- Community Open House
- TDSB approvals
- Questions